129.A	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	639,400 /	639,400
USE VALUE:	639,400 /	639,400
ASSESSED:	639,400 /	639,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		JASON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	SWIST JAMES A/BARBARA A
Owner 2:	
Owner 3:	
Street 1:	34 JASON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOYLE JOHN W & LAUREN V -
Owner 2:	-
Street 1:	34 JASON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 1664 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	639,400			639,400
Total Card	0.000	639,400			639,400
Total Parcel	0.000	639,400			639,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.25 | /Parcel: 384.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	272232
GIS Ref	
GIS Ref	
Insp Date	08/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 129.A-0002-0002.0

!15271!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	630,000	0	.		630,000	630,000	Year End Roll	12/18/2019
2019	102	FV	563,000	0	.		563,000	563,000	Year End Roll	1/3/2019
2018	102	FV	480,900	0	.		480,900	480,900	Year End Roll	12/20/2017
2017	102	FV	439,400	0	.		439,400	439,400	Year End Roll	1/3/2017
2016	102	FV	439,400	0	.		439,400	439,400	Year End	1/4/2016
2015	102	FV	406,800	0	.		406,800	406,800	Year End Roll	12/11/2014
2014	102	FV	388,800	0	.		388,800	388,800	Year End Roll	12/16/2013
2013	102	FV	388,800	0	.		388,800	388,800		12/13/2012

PRINT

Date	Time
12/11/20	05:00:47

LAST REV

Date	Time
08/15/18	13:44:30

danam

USER DEFINED

Prior Id # 1:	83858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15271

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYLE JOHN W &	47030-387		2/28/2006		464,000	No	No		
BOYLE JOHN/LAUR	46566-337		11/30/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Measured	DGM	D Mann
12/13/2017	Inspected	BS	Barbara S
3/31/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7768													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.28100955
Const Adj.:	0.99980003
Adj $ / SQ:	377.822
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.09000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785559
Depreciation:	146114
Depreciated Total:	639445

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	411.83
Special Features:	0	Val/Su Net:	384.25
Final Total:	639400	Val/Su SzAd	384.25

SKETCH

UnSketched SubAreas:
GLA: 1664,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,664	377.820	628,696

Net Sketched Area:	1,664			Total:	628,696
Size Ad	1664	Gross Are	1664	FinArea	1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 129.A-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	